

**CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT**

April 7, 2011 Hearing

Agenda Item 3

- SUBJECT:** West Newport Amendments - (PA2010-182, 190, and PA2011-014)
6904, 6908-6936, and 6480 West Coast Highway
- General Plan Amendment Nos. GP2010-002, 013, and GP2011-002
 - Code Amendment Nos. CA2010-012, 013, and CA2011-003
 - Local Coastal Plan Amendment Nos. LC2010-002, 003, and LC2011-001
- APPLICANTS:** T.K. Brimer, B. Jeffrey and Lorraine Kennard, and The National Cat Protection Society
- PLANNER:** Javier S. Garcia AICP, Senior Planner
(949) 644-3206, jgarcia@newportbeachca.gov
-

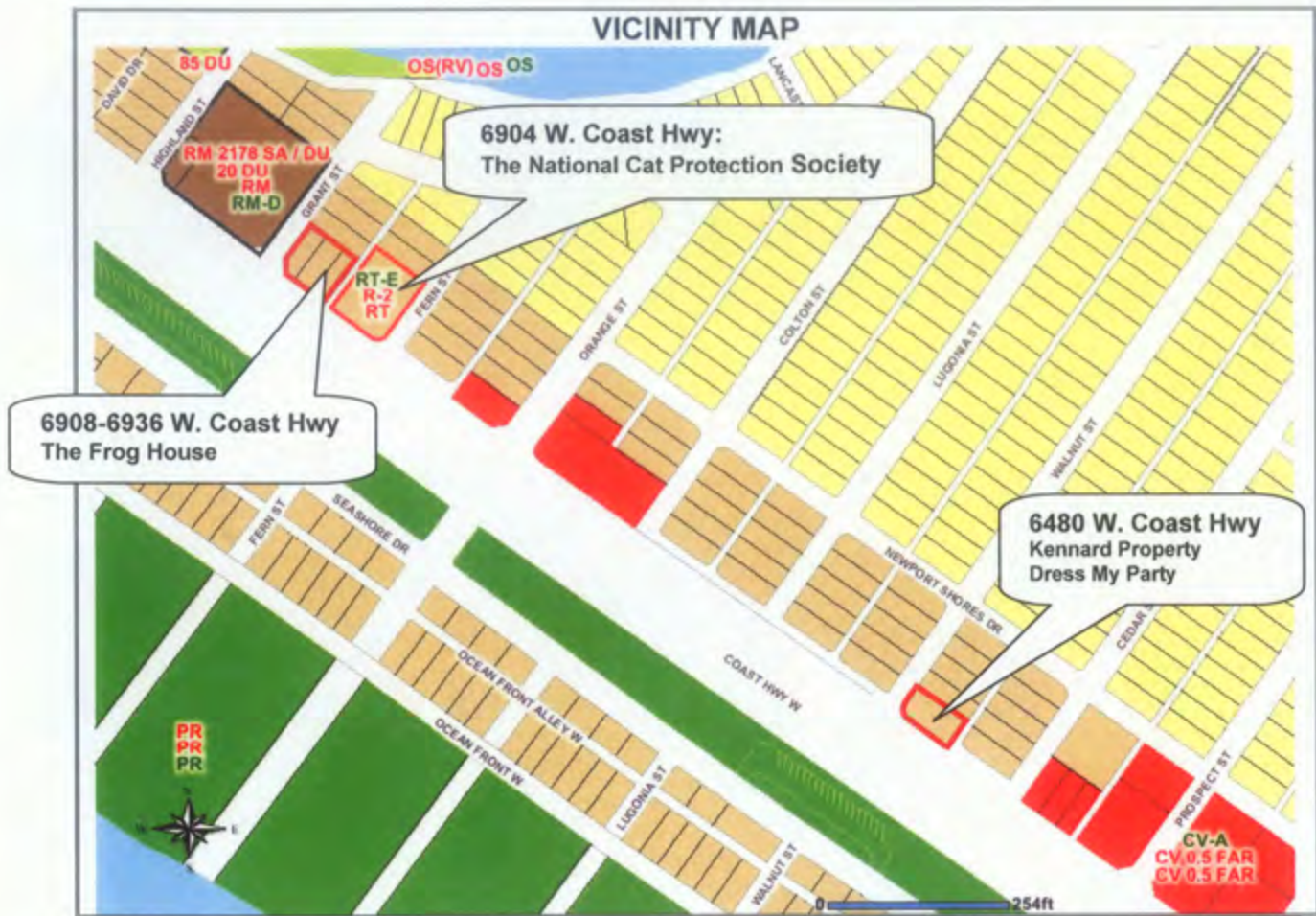
PROJECT SUMMARY

Amendments to the General Plan, Coastal Land Use Plan, and Zoning Code to change the designations of three properties from Two-Unit Residential (RT and RT-E) to Visitor Serving Commercial (CV) or Mixed Use-Vertical (MU-V) land use designations. The amendments were initiated by the property owners who are seeking to continue the existing nonconforming commercial use of their properties. All three properties are currently developed with commercial and mixed-use buildings, and no new land use or development is proposed at this time.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. ____ (Attachment No. PC 1) and attached Exhibits recommending the City Council:
 - Approve General Plan Amendment Nos. GP2010-002, GP2010-013, and GP2011-002; and
 - Approve Local Coastal Plan Amendment Nos. LC2010-002, LC2010-003, and LC2011-001; and
 - Approve Code Amendment Nos. CA2010-012, CA2010-013, and CA2011-003.

page intentionally blank



CHANGES: CURRENT to PROPOSED			
LOCATION:	GENERAL PLAN:	COASTAL LAND USE PLAN:	ZONING:
6480 W COAST HWY	RT to CV-0.5	RT-E to CV-A	R-2 to CV-0.5
SURROUNDING USES: North, South, East and West	RT (Two-Unit Residential)	RT-E (Two-Unit Residential)	R-2 (Two-Unit Residential)
6904 W COAST HWY	RT to MU-V	RT-E to MU-V	R-2 to MU-V
6908-6936 W COAST HWY	RT to MU-V	RT-E to MU-V	R-2 to MU-V
SURROUNDING USES: North, South, & East	RT (Two-Unit Residential)	RT-E (Two-Unit Residential)	R-2 (Two-Unit Residential)
West	RM (Multi-Unit Residential)	RM-D (Multi-Unit Residential)	RM (2178) (Multi-Unit Residential)

page intentionally blank

INTRODUCTION

Project Setting

The properties involved are located on the inland side of West Coast Highway in West Newport and are designated by the Land Use Element of the General Plan, Coastal Land Use Plan, and the Zoning Code for Two-Unit Residential use. The properties are currently occupied by commercial and mixed-use buildings and uses that are nonconforming with the General Plan, Coastal Land Use Plan and the Zoning Code.

Background

On July 25, 2006, the Newport Beach City Council adopted Resolution No. 2006-76 approving a comprehensive update to the Newport Beach General Plan ("General Plan Update").

On November 13, 2007, the City Council adopted Resolution No. 2007-71, approving Coastal Land Use Plan Amendment No. LC2007-001 making the Coastal Land Use Plan consistent with the General Plan Update.

On January 28, 2008, the City Council adopted Ordinance No. 2008-05, which in addition to other Zoning Code changes, established the maximum time period for the abatement and termination of nonconforming uses in residential districts. However, determinations of nonconformity could not be made until the finalization of the City's Local Coastal Plan (LCP), which occurred on July 14, 2009, and the subsequent Zoning Code Update which was effective November 25, 2010.

On October 25, 2010, the City Council Adopted a Comprehensive Update to the Zoning Code (Newport Beach Municipal Code Title 20) bringing consistency between the Zoning Code and the Land Use Element of the General Plan. The result of that action rendered several properties nonconforming, including existing commercial uses located within residential districts, which in accordance with Ordinance No. 2008-05 became subject to abatement.

The City sent letters to all known uses that are subject to abatement. Staff has met and continues to meet with many of the owners of property that are subject to abatement. Staff has explained to those owners the options available to them to remedy their individual situations. Those remedies may include conversion of use or development to a residential use; request for extension of the abatement period; and/or request to amend the General Plan, Coastal Land Use Plan and Zoning Code to allow the continuation of the commercial use. In the case of the subject applications, the individual owners chose to pursue amendments to change the land use designations of their properties from residential to commercial or mixed-use.

Project Description

The list of proposed amendments are as follows:

Locations: (Application Number)	EXISTING AND PROPOSED CHANGES					
	General Plan:		Coastal Land Use Plan:		Zoning District:	
	From	To	From	To	From	To
6480 W Coast Hwy Kennard Property (Dress My Party) (PA2010-190)	RT	CV 0.5	RT-E	CV-A	R-2	CV-0.5
6904 W Coast Hwy The National Cat Protection Society (PA2011-014)	RT	MU-V	RT-E	MU-V	R-2	MU-V
6908-6936 W Coast Hwy TK Brimer The Frog House (PA2010-182)	RT	MU-V	RT-E	MU-V	R-2	MU-V

General Plan: RT - Two-Unit Residential
CV-0.5 FAR – Visitor Serving Commercial, 0.5 floor area ratio
MU-V - Mixed Use Vertical

Coastal Land
Use Plan: RT-E – Two-Unit Residential
CV-A - Visitor Serving Commercial
MU-V – Mixed Use Vertical

Zoning District: R-2 - Two-Unit Residential
CV 0.5 FAR - Visitor Serving Commercial, 0.5 floor area ratio
MU-V - Mixed Use

Zoning Designations:

The R-2 zoning district is intended to provide for areas appropriate for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot.

The CV zoning district is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.

The MU-V zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.

Development Intensity:

The CV-0.5 Zoning District allows for the development of commercial floor area with a maximum floor area ratio (FAR) of 0.5.

The MU-V zoning district allows for the development of mixed use commercial and residential projects with a maximum commercial FAR of 0.75 and residential density of one unit for every 1,631 square feet of land area (density of 26.7 units per acre). Residential uses are only allowed above the ground floor.

DISCUSSION

Analysis

Amendments to the General Plan Land Use Plan, Coastal Land Use Plan, and Zoning Code are legislative acts. Neither City nor State Planning Law sets forth required findings for approval or denial of such amendments. However, when making a recommendation to the City Council, the Planning Commission should consider applicable policies and development standards to ensure internal consistency.

General Plan - Land Use Element

Goal LU3 of the General Plan states as follows:

A development pattern that retains and complements the City's residential neighborhoods, commercial and industrial districts, open spaces, and natural environment.

Policy LU 3.2 - Growth and Change states as follows:

Enhance existing neighborhoods, districts, and corridors, allowing for re-use and infill with uses that are complementary in type, form, scale, and character. Changes in use and/or density/intensity should be considered only in those areas that are economically underperforming, are necessary to accommodate Newport Beach's share of projected regional population growth, improve the relationship and reduce commuting distance between home and jobs, or enhance the values that distinguish Newport Beach as a special place to live for its residents. The scale of growth and new development shall be coordinated with the provision of adequate infrastructure and public services, including standards for acceptable traffic level of service.

Policy LU 3.2 is intended to provide direction to decision-makers in determining under what circumstances changes in land use, density, or intensity should be considered. This policy recognizes that there are some areas of the City that are not achieving their full potential and the policy establishes strategies for their enhancement and revitalization. The proposed amendments would not create unacceptable or significant traffic impacts or impacts to existing infrastructure or public services. Continuation of existing uses and the future redevelopment of the properties consistent with the proposed commercial or mixed-use designations would not create development that would be complementary in type, form, scale, and character; however vertically integrated mixed-use buildings are not found in the West Newport Area. Commercial designations with commercial uses and no residential component are more consistent with the existing development pattern and would provide for future revitalization when economic factors allow redevelopment.

Policy LU 3.3 - Opportunities for Change states in part as follows:
(Newport Beach General Plan, Page 3-9)

Provide opportunities for improved development and enhanced environments for residents in the following districts and corridors...

- *West Newport Area: consolidation of retail and visitor-serving commercial uses, with remaining areas developed for residential units...*

Staff believes that this policy was implemented with the adoption of the land use plan map that included designating several underperforming commercial properties to residential. One of the three subject sites was so re-designated with the adoption of the land use plan map (The National Cat Protection Society property). The other two sites were designated for residential uses with the adoption of the Newport Shores Specific area plan over 25 years ago. The purpose was to strengthen the viability of commercial uses around the existing commercial centers at the two signalized intersections. The proposed amendments are contrary to that intent because they propose to expand the scope of the commercial centers. However, the subject properties involved are in close proximity with the two commercial areas. Additionally, the amendments will provide opportunities for improved development in furtherance of the policy when economic conditions permit. Approval of the amendments will allow the continuation of the existing uses and development that would not be subject to abatement and therefore avoid the near term result of creating vacant buildings on West Coast Highway. The presence of vacant storefronts would have the opposite effect of revitalization.

General Plan Amendment No. GP2010-013 (PA2010-190)

6480 West Coast Highway -This amendment affects a parcel located at the southeast corner of West Coast Highway and Walnut Street, and proposes to change the land use category from RT (Two-Unit Residential) to CV 0.5 (Visitor-Serving Commercial). The

current building exceeds the 0.5 FAR and it does not provide the minimum code required parking. The amendment would eliminate the opportunity for residential use.

Since the original submittal of the application for a land use change to CV 0.5, the owners have reconsidered their request and have asked that the Commission consider a request to redesignate the site to MU-V (Mixed-Use Vertical). The owners are concerned with the limits on retail sales with the CV zone (general retail sales are not allowed, but visitor-serving retail sales are). Additionally, the owners want the opportunity to have a residential use above the shops. Staff does not support the change to the MU-V designation given that vertically integrated mixed-use development is not located within the West Newport Area.

However, the Planning Commission could find future development of the property as a mixed-use development will enhance and revitalize the West Newport Area and direct staff to revise the resolution and attached documents to reflect the change from RT (Two-Unit Residential) to MU-V (Mixed-Use Vertical).

General Plan Amendment No. GP2010-002 (PA2010-182)

6908-6936 West Coast Highway – This amendment affects three lots located at the corner of West Coast Highway and Grant Street, and proposes to change the land use category from RT (Two-Unit Residential) to MU-V (Mixed-Use Vertical). The properties are currently developed with a single residential unit located on the rear half of the two easternmost parcels, and a commercial building (The Frog House) located on the easternmost parcel. Parking for The Frog House is located on the front half of the westerly two parcels. Although the The Frog House has a strong following that supports its continued economic success, aesthetically, the property detracts from the overall district. Current development would not be consistent with the proposed MU-V designation although it would achieve the goal of the owner to allow the commercial use to continue. The existing residence would not be subject to abatement as a nonconforming use.

As noted previously, staff is concerned that the introduction of vertically integrated mixed-use projects is not consistent with uses in the area. Future development of the three individual lots as individual mixed-use projects would be difficult due to their small lot size (lot areas of 1,825 sq. ft., 2,165 sq. ft., and 2,278 sq. ft.). It is possible that the combining of the three small existing parcels could accommodate such a project; however, vehicular access and parking could restrict the feasibility of such a project. Additionally, commercially designated lots along the highway are designated CV. Therefore, for these reasons staff recommends that the amendment be approved changing the designation to CV 0.5 (Visitor-Serving Commercial) rather than MU-V.

General Plan Amendment No. GP2011-002 (PA2011-014)

6904 West Coast Highway – This amendment affects a single parcel that is occupied by The National Cat Protection Society, an animal shelter. The parcel was created by the combining of three lots and a portion of a fourth into a single parcel in 1994, in conjunction with an addition to the building and an amendment to Use Permit No. 353. The applicant's original request was to change the land use category from RT (Two-Unit Residential) to CV 0.5 (Visitor-Serving Commercial). Staff had proposed that a change to mixed-use might be appropriate in this case, since the applicant to the west (The Frog House) had requested a mixed-use designation. However, after careful consideration of the General Plan Policies and the pattern of development in the West Newport Area as mentioned previously, staff believes that CV 0.5 is appropriate. While the existing building complies with the 0.5 FAR, alterations and additions would be limited. However, the existing commercial use of the property would be allowed to continue, which is the primary intent of the applicant.

However, if the Planning Commission should so chose, they could determine that the amendment to accommodate mixed-use is appropriate in this case, and direct staff to revise the resolution and attached documents to reflect the change from RT (Two-Unit Residential) to MU-V (Mixed-Use Vertical). The Planning Commission could make a determination that, given the size of this property, a mixed-use project with vehicular access from the alley could be accommodated, and that such future development of the property will enhance and revitalize the West Newport Area, which is therefore consistent with the General Plan Policies.

Coastal Land Use Plan

Coastal Land Use Policy 2.1.3-2 states as follows:

Allow local and visitor serving commercial retail consistent with the CV category in two centers at Prospect Street and Orange Street.

The subject properties are within close proximity of these two locations (each are one to one-half block west of these commercial centers) and the proposed CV-A category is consistent the policy because it allows for visitor serving commercial uses. Additionally, in the short term, retention of the existing commercial uses and in the long term, potential future development, consistent with either a MU-V or CV designations would complement the existing commercial centers with uses that serve the local residential neighborhood and beach going visitors, consistent with this policy.

Coastal Act

The Coastal Act provides policies to protect coastal resources and maximize coastal access to the public. Each of the three sites does not contain any sensitive coastal resources as they are presently developed with commercial and residential buildings. Each of the three sites is not located where public access easements would be necessary. The Coastal Act prioritizes land uses, and visitor-serving uses are a higher

priority land use than residential use. Continued commercial use of the three properties as developed and future redevelopment as either MU-V or CV will not conflict with the policies of the Coastal Act.

Zoning Code

The stated purpose and intent of the Zoning Code is to carry out the policies of the City of Newport Beach General Plan. Consistency between the General Plan and zoning designations is critical to ensuring orderly development and enforcement. In the case of each of the three properties, existing development would not strictly conform to all standards of the MU-V or CV zoning districts; however, continued commercial use of the sites would be allowed without abatement. The properties would be subject to Chapter 20.38 (Nonconforming Uses and Structures) and new development would require conformance with applicable development and parking standards.

Charter Section 423 (Measure S) Analysis

Pursuant to City Charter Section 423 and Council Policy A-18, an analysis must be prepared to establish whether a proposed general plan amendment (if approved) requires a vote by the electorate. The proposed amendments are combined with 80% of the increases in traffic, dwelling units and non-residential floor area created by previous general plan amendments (approved within the preceding 10 years) within the same statistical area. The following thresholds are applicable: 100 dwelling units, 100 A.M. peak hour trips, 100 P.M. peak hour trips, or 40,000 square feet of non-residential floor area. If any of the thresholds are exceeded and the City Council approves the requested General Plan Amendments, the amendments would be classified as a "major amendment" and be subject to voter consideration. Approved amendments, other than those approved by the electorate, are tracked for 10 years and factored into the analysis of future amendments as indicated.

Table 1, below, summarizes the changes created by the proposed amendments with the recommended CV 0.5 designation. The table also shows threshold totals if the Planning Commission chooses to allow the MU-V designation for The Frog House and The National Cat Protection Society properties. As indicated, in either case, none of the four thresholds would be exceeded, and therefore, a vote is not required. A more detailed analysis is attached (Attachment No.PC6).

Table 1 Charter Section 423 Analysis Summary Statistical Area B1				
	Allowed Floor Area	A.M. Peak Hour Trips	P.M. Peak Hour Trips	Increase in Allowed Dwelling Units
Proposed GP2010-002	3,139 sq. ft.	7.22	9.86	0
Proposed GP2010-013	2,068 sq. ft.	5.32	7.19	0
Proposed GP2011-002	4,474 sq. ft.	12.54	16.82	0
SUBTOTAL	13,487.5 sq. ft.	15.08	33.87	0
Prior Amendment GP2010-001	2,550 sq. ft. (80%)	5.89 (80%)	8.04 (80%)	0
TOTAL (CV only, with no residential units)	12,231 sq. ft.	30.97	41.90	0
TOTALS (if MU-V is permitted on two subject properties)	16,037.5 sq. ft.	46.72	62.39	0

A.M. peak hour trip rate is 3 per 1,000 sq. ft

P.M. peak hour trip rate is 4 per 1,000 sq. ft.

SB18 Tribal Consultation Guidelines

Pursuant to Section 65352.3 of the California Government Code, a local government is required to contact the appropriate tribes identified by the Native American Heritage Commission (NAHC) each time it considers a proposal to adopt or amend the General Plan. If requested by any tribe, the local government must consult for the purpose of preserving or mitigating impacts to cultural resources. The City received comments from the NAHC indicating that nine tribe contacts should be provided notice regarding the proposed project. The appropriate tribe contacts supplied by the NAHC were provided notice on January 21, 2011. Section 65352.3 of the California Government Code requires 90 days to allow tribe contacts to respond to the request to consult unless the tribe contacts mutually agree to a shorter time period.

The project sites are located in a geographic feature which was significantly modified during the last century in order to alter channels for navigation (Semeniuk Slough) and form habitable islands. The West Newport area was created after the era of Native American settlement and has been subject to significant landform alteration. Due to these factors, the City has contacted the nine tribe contacts by telephone, email, and

standard mail, and has not yet received any responses although the review period remains open. The Planning Commission may recommend the proposed project to City Council at this time. However, the City Council may not act on the proposed amendments until the tribe review period is concluded. Given the sites are presently developed and that the no development is proposed at this time, staff does not anticipate any conflicts or need for monitoring by the tribes. If any comments are received from the tribes, they will be forwarded to the City Council for consideration.

Environmental Review

The proposed amendments are exempt since they do not entail any significant alteration to the subject properties and will bring the General Plan Land Use, Coastal Land Use, and Zoning Districts designations consistent with the present use of the buildings and properties involved. The sites are presently developed and no development is proposed at this time, however, future development of the existing individual properties and structures would be categorically exempt under Section 15302 of the California Environmental Quality Act (CEQA) Guidelines – Class 2 (Replacement or Reconstruction). Therefore, this activity is not subject to CEQA.

Summary

The applicants have requested the amendments to allow retention of the existing commercial buildings and uses. These uses have been in existence for a very long time and their abatement at this time seems contrary to the General Plan Policies that promote revitalization of the area. Continuation of these uses and future development consistent with either the MU-V or CV designation doesn't appear to conflict with the General Plan or Coastal Land Use Plan or Coastal Act. Staff does not foresee any adverse environmental impacts with continued use or redevelopment. The approval of the General Plan Amendments to CV 0.5 or the MU-V designation would not necessitate a vote of the electorate, as required by Section 423 of the City Charter.

Alternatives

Alternatives to the recommended or applicant proposed amendments could include designation to CG (General Commercial), or CC (Corridor Commercial) land use categories. These designations have a broader array of commercial uses.

The City could also consider a Code Amendment to create an overlay designation that could be applied to residentially zoned districts or lots that would allow for continued commercial use within existing commercial buildings. Future development would be limited to residential uses within residential buildings consistent with the General Plan and the Zoning Code. Adoption of an overlay district or designation would have the effect of eliminating the abatement and amortization requirements as currently apply. The overlay designation would allow for future development of these properties consistent with the General Plan when economic conditions are more favorable for such

construction, at the owner's discretion. A Code Amendment to create such a tool would require City sponsorship and if adopted, individual property owners could request a zoning designation change to apply the overlay to their property.

Public Notice

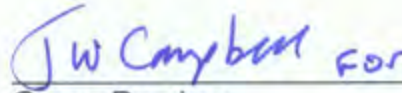
Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the properties, and was posted at the site a minimum of ten days in advance of this hearing, consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:

Submitted by:



Javier S. Garcia AICP, Senior Planner



Gregg Ramirez,
Senior Planner

ATTACHMENTS

- PC 1 Draft Resolution with attached Exhibits
- PC 2 Relevant Information for 6480 W. Coast Highway, PA2010-190
- PC 3 Relevant Information for 6904 W. Coast Highway, PA2011-014
- PC 4 Relevant Information for 6908-6936 W. Coast Highway, PA2010-182
- PC 5 Section 423 Analysis Table

DRAFT RESOLUTION
With attachments

Exhibit A-
6480 W. Coast Highway
GP2010-013, LC2010-003, and CA2010013

Exhibit B-
6904 W. Coast Highway
GP2011-002, LC2011-001, and CA2011-003

Exhibit C-
6908-6936 W Coast Highway
GP2010-002, LC2010-002 and CA2010-

page intentionally blank

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH RECOMMENDING APPROVAL TO THE CITY COUNCIL AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN, COASTAL LAND USE PLAN AND THE ZONING CODE TO CHANGE THE LAND USE DESIGNATION FROM TWO-UNIT RESIDENTIAL TO VISITOR SERVING COMMERCIAL (CV) FOR PROPERTIES LOCATED AT 6480, 6904, and 6908-6936 WEST COAST HIGHWAY (PA2010-182, 190; AND PA2011-014)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. On July 25, 2006, the Newport Beach City Council adopted Resolution No. 2006-76 approving a comprehensive update to the Newport Beach General Plan ("General Plan Update").
2. On November 13, 2007, the City Council adopted Resolution No. 2007-71, approving Coastal Land Use Plan Amendment No. LC2007-001 making the Coastal Land Use Plan consistent with the General Plan Update.
3. On January 28, 2008, the City Council adopted a new ordinance (Ordinance No. 2008-05) that established the maximum time period for the abatement and termination of nonconforming uses in residential districts. However, determinations of nonconformity could not be made until the finalization of the City's Local Coastal Plan (LCP), which occurred on July 14, 2009.
4. On October 25, 2010, the City Council Adopted a Comprehensive Update to the Zoning Code (Title 20) bringing consistency between the Zoning Code and the Land Use Element of the General Plan. The result of that action rendered numerous properties nonconforming, with existing commercial buildings and uses located within residential districts. In accordance with Ordinance No. 2008-05, mentioned above, those properties are subject to abatement.
5. An application was filed by Jeffrey and Lorraine Kennard, Paul Watkins on behalf of the National Cat Protection Society, and T.K. Brimer with respect to properties located at 6480, 6904, and 6908-6936 West Coast Highway, requesting approval of the following applications for amendment to the General Plan, Coastal Land Use Plan and the Zoning Code to change the land use from residential to commercial.
6. The subject properties are currently located within the Two-Unit Residential (R-2) Zoning District and the General Plan Land Use Element category is Two-Unit Residential Land Use (RT).

7. The change of the General Plan designations of 6480 W Coast Highway, 6904 and 6908-6936 West Coast Highway from Two-Unit Residential (RT) to Visitor Serving Commercial (CV).
8. The recommended change of the Zoning District designations of 6480 W Coast Highway, 6904 and 6908-6936 West Coast Highway from Two-Unit Residential (R-2) to Visitor Serving Commercial (CV).
9. The subject properties are located within the coastal zone. The Coastal Land Use Plan category of the subject properties is Two-Unit Residential Land Use designation (RT-E).
10. The recommended change to the Coastal Land Use designations consistent with the recommended General Plan Amendment for 6480 W Coast Highway, 6904 and 6908-6936 West Coast Highway from Two-Unit Residential (RT) to Visitor Serving Commercial (CV).
11. Council Policy A-18 requires that proposed General Plan amendments be reviewed to determine if a vote of the electorate would be required. If a project (separately or cumulatively with other projects over a 10-year span) exceeds any one of the following three thresholds, a vote of the electorate would be required if the City Council approves the suggested General Plan Amendment: the project generates more than 100 peak hour trips, adds 40,000 square feet of non-residential floor area, or adds more than 100 dwelling units in a statistical area.
12. This is the second set of General Plan Amendments that affect Statistical Area B1 since the General Plan update in 2006. A reduction in the number of dwelling units and the increase in non-residential floor area result in an increase of 30.97 AM peak hour trips and an increase 41.90 PM peak hour trips based on the commercial and residential housing trip rates reflected in Council Policy A-18. As none of the four thresholds that require a vote pursuant to Charter Section 423 are exceeded, no vote of the electorate is required.
13. A public hearing was held on April 7, 2011, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 2 (Replacement or Reconstruction).
2. The project of proposed amendments are exempt since they do not entail any significant alteration to the subject properties and are essentially bringing the General Plan Land use Designations, Coastal Land Use Designations and Zoning Districts to

be consistent with the existing use of the buildings and properties involved. Therefore, this activity is not subject to CEQA.

3. The Planning Commission finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees, and damages which may be awarded to a successful challenger.

SECTION 3. FINDINGS.

1. Amendments to the General Plan and Coastal Land Use Plan are legislative acts. Neither the City nor State Planning Law set forth any required findings for either approval or denial of such amendments.
2. Code amendments are legislative acts. Neither the City Municipal Code nor State Planning Law set forth any required findings for either approval or denial of such amendments, unless they are determined not to be required for the public necessity and convenience and the general welfare.
3. The amendments of the Land Use Element of the General Plan and the Coastal Land Use Plan will provide consistency with the proposed code amendments to change the zoning of the subject properties from Two-Unit Residential (R-2) to Mixed-Use (MU-V) and Visitor Serving Commercial designations (CV).
4. The existing buildings and uses, and future development of those properties affected by the proposed amendments will be consistent with the goals and policies of the Land Use Element of the General Plan and the Coastal Land Use Plan; and will be consistent with the purpose and intent of the CV 0.5 and MU-V zoning districts of the Newport Beach Municipal Code.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

The Planning Commission of the City of Newport Beach hereby Recommends City Council approval of the following amendments to the General Plan and the Coastal Land Use Plan:

1. General Plan Amendment No. GP2010-013, and Coastal Land Use Plan Amendment LC2010-003, affecting 6480 W. Coast Highway, Statistical Area B1, Attachment Exhibit A.

2. General Plan Amendment No. GP2011-002, and Coastal Land Use Plan Amendment LC2011-001, affecting 6904 W Coast Highway, Statistical Area B1, Attachment Exhibit B.
3. General Plan Amendment No. GP2010-002, and Coastal Land Use Plan Amendment LC2010-002, affecting 6908-6936 W. Coast Highway, Statistical Area B1, Attachment Exhibit C.

The Planning Commission of the City of Newport Beach hereby recommends City Council approval of the following Code Amendments to amend the Zoning Code designation of the following properties:

1. Property located at 6480 West Coast Highway, and legally described as Lot 13 and a portion of Lot 14, Block 4, Seashore Colony Tract, (Code Amendment CA2010-013) changing the Zoning Designation from R-2 (Two-Unit Residential) to CV 0.5 (Visitor Serving Commercial), Attachment Exhibit A.; and
2. Property located at 6904 West Coast Highway, and legally described as Parcel 1 of Lot Line Adjustment No. 94-07, (Code Amendment CA2011-003) changing the Zoning Designation from R-2 (Two-Unit Residential) to CV 0.5 (Visitor Serving Commercial), Attachment Exhibit B.; and
3. Property located at 6908 through 6936 West Coast Highway, and legally described as Lots 12, 13 and a portion of Lot 14, Block 9, Seashore Colony Tract, (Code Amendment CA2010-012) changing the Zoning Designation from R-2 (Two-Unit Residential) to CV 0.5 (Visitor Serving Commercial), Attachment Exhibit C..

PASSED, APPROVED AND ADOPTED THIS 7th DAY OF APRIL, 2011.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Earl McDaniel, Chairman

BY: _____
Michael Toerge, Secretary

Exhibit A-

6480 W. Coast Highway
GP2010-013, LC2010-003, and CA2010013

page intentionally blank



GP2010-013 (PA2010-190)
General Plan Amendment

6480 West Coast Highway



GP2010-013 and March 2011



LC2010-003 (PA2010-190)
Coastal Land Use Plan Amendment

6480 West Coast Highway



LC2010-003.mxd March 2011



page intentionally blank



page intentionally blank

Exhibit B-

6904 W. Coast Highway
GP2011-002, LC2011-001, and CA2011-003

page intentionally blank



GP2011-002.mxd March 2011

GP2011-002 (PA2011-014) General Plan Amendment 6904 West Coast Highway



LC2011-001.mxd March 2011

LC2011-001 (PA2011-014) Coastal Land Use Plan Amendment 6904 West Coast Highway



page intentionally blank



CA2011-003 (PA2011-014)
Zoning Code Amendment
 6904 West Coast Highway



CA2011-003.mxd March 2011

page intentionally blank

Exhibit C-

6908-6936 W Coast Highway
GP2010-002, LC2010-002 and CA2010-

page intentionally blank



GP2010-002 (PA2010-182)
General Plan Amendment
6908-6936 West Coast Highway



GP2010-002.mxd March/2011



LC2010-002 (PA2010-182)
Coastal Land Use Plan Amendment
6908-6936 West Coast Highway



LC2010-002.mxd March/2011



page intentionally blank



CA2010-012 (PA2010-182)
Zoning Code Amendment
6908-6936 West Coast Highway



CA2010-012.mxd March 2011



page intentionally blank

RELEVANT INFORMATION:

6480 West Coast Highway

FOR PA2010-190

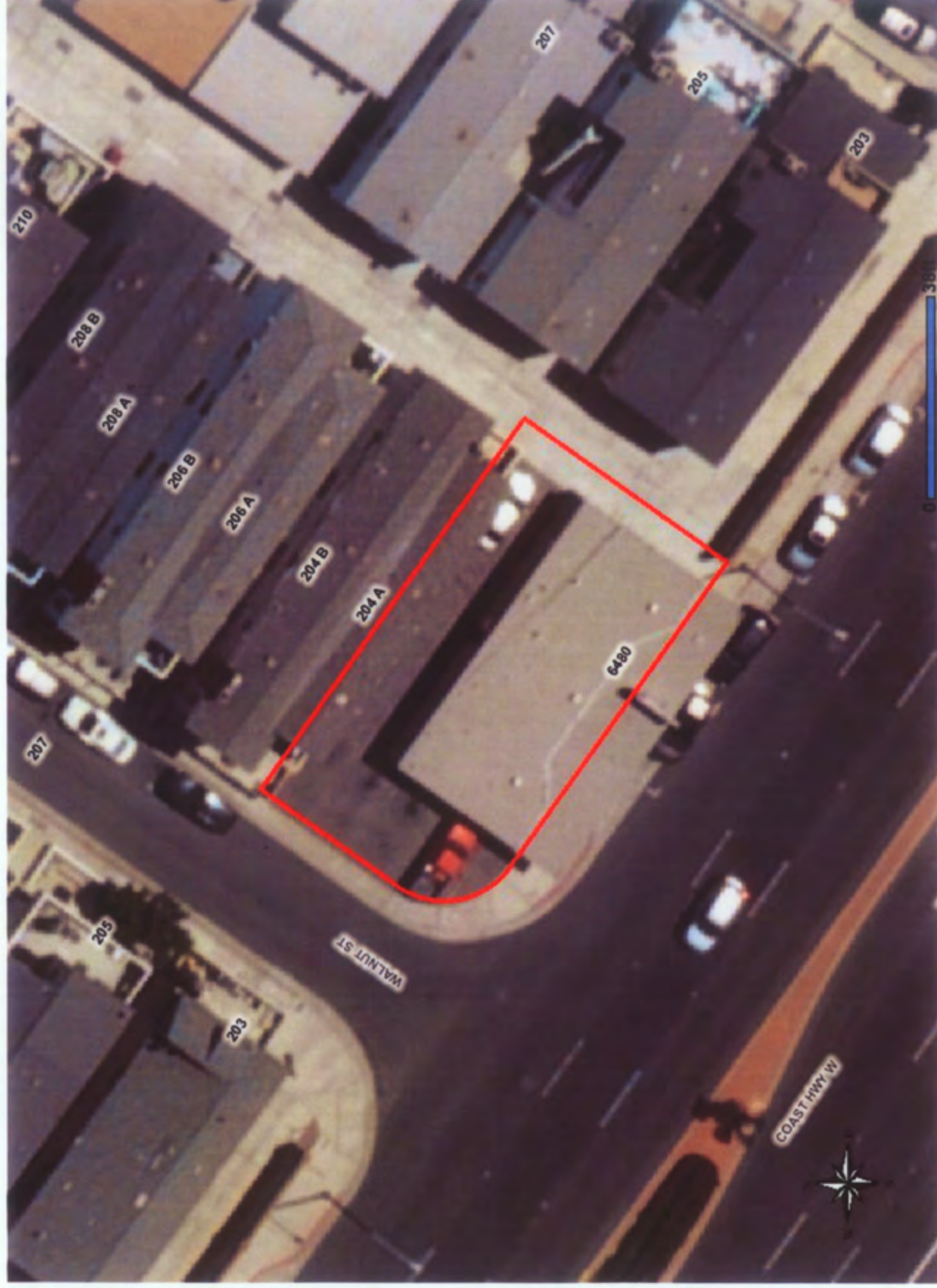
GP2010-013

CA2010-013

LC2010-003

ATTACHMENT No. PC 2

page intentionally blank



6480 W. Coast Hwy

page intentionally blank

Project Description and Justification Statement

6480 W. Coast Hwy., Newport Beach, Ca.

This property consists of a commercial building and parking lot, fronting W. Coast Hwy. in West Newport Beach. It has a parking lot, as well as a sidewalk along Coast Hwy. for pedestrians. Commercial property in this end of Newport Beach is very limited, therefore much needed to serve the surrounding community.

Due to the City of Newport Beach General Plan changes, this property was rezoned to Residential, without our request to do so. We have owned this property since 1976 (34 years). It has been used 100% of that time as a commercial property. The previous owners had also used it only as commercial. It has never been used otherwise. It was built solely for commercial usage.

It is not feasible to move the building to another location. We would have to sell this property, and then purchase another commercial property elsewhere. We are not able to qualify for a loan, so would not be able to purchase another property.

This cannot be used as residential.

If we cannot continue to rent it to a business tenant, then we would lose all income derived from the property, which would be detrimental to our livelihood.

Please rezone this property back to a commercial zoning.

Sincerely,

B. Jeffrey Kennard

Lorraine Kennard

page intentionally blank

RELEVANT INFORMATION:

6904 West Coast Highway

FOR PA2011-014

GP2011-002

CA2011-003

LC2011-001

page intentionally blank



6904 - West Coast Hwy

page intentionally blank

EXHIBIT A

Project Description and Justification

6904 West Pacific Coast Highway, Newport Beach, California 92663
(APN: 424-432-07)
(the "Property")

The National Cat Protection Society (the "Society") purchased the Property in 1993 from Dr. Robert B. Nevin (a veterinarian) who previously used the Property as a veterinarian clinic. The Society has cared for and protected homeless cats on the Property for the past eighteen (18) years (and, indeed, the Society has been performing its good work dating back to 1968). In July of 1973, the prior commercial zone for the Property was established by virtue of the Newport Shores Specific Plan No. 4 (Ordinance No. 1497) and that zoning remained unchanged for 37 years until November 25, 2010 when the zoning for the Property was changed to R-2.

It is our understanding that for many years prior to 1973 (perhaps dating back to the 1950's), the property was zoned commercial; thus, the commercial zone may indeed have been in place for the Property for as long as 60 years.

No physical changes or usage is contemplated for the Property. The Society simply requests that the former commercial zone established perhaps 60 years ago (which continued unchanged until the new Zoning Code became effective on November 25, 2010) be reinstated so that the Society may continue its worthwhile nonprofit community service of caring for and protecting homeless cats.

Thank you for considering our request.

The National Cat Protection Society

IF GRANTED, NOT EFFECTIVE
UNTIL 15 DAYS AFTER DATE
OF GRANT.

USE PERMIT APPLICATION
ORD. NO. 635 SECT. NO.
CITY OF NEWPORT BEACH
APPLICATION FEE \$10.00

NO. 353

DATE: 8/6/57

INSTRUCTIONS: (READ CAREFULLY) THE APPLICANT OR HIS LEGAL REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS. FILL OUT THIS APPLICATION COMPLETELY. IT MUST BE accompanied by a plot plan in duplicate drawn to scale, and with correct dimensions, showing in detail all boundaries, existing buildings, proposed alterations and additions. The Applicant must sign the "Use Permit" within thirty (30) days after granting.

1. De Robert Nevlin 6902-6906 Pacific Coast Hwy
Applicant Address Involved
2. LOTS 34,5,6,7 BLOCK 9 SECTION _____ TRACT Seashore Colony ZONE C-2
3. HEARING DATE Aug 22, 1957 TIME 8:00 P.M.
4. Application is hereby made for a Use Permit from Section 9103.52(a) to permit:

USE & MAINTENANCE OF AN ANIMAL HOSPITAL FOR PETS

There are 2 sheets attached to and made a part of this Application. I hereby certify that the foregoing statements, maps, drawings, plans and specifications attached hereto are true and correct. If granted this Use Permit will not adversely affect persons residing or working in the neighborhood. I further consent to any permit issued in reliance thereon being null and void in the event they are not true and correct.

De Robert Nevlin 2433 Dallas St. Newport Beach, Calif. 96650
Signature of Owner or Applicant Home Address Phone

FOR DEPARTMENTAL USE ONLY

PLANNING COMMISSION ACTION

In accord with Section _____ A Use Permit is hereby GRANTED the above Applicant subject to requirements of all governmental agencies having jurisdiction and subject to the following:

The applicant must improve his property in accordance with the plans submitted with his application.

The undersigned hereby agrees to all the above conditions.

De Robert Nevlin
Signature of Grantee

DATES: Filed 8/6/57 Hearing 8/22/57 Published _____ Newspaper _____

FINDINGS OF PLANNING COMMISSION: The Committee reported that the applicant spend approximately \$15,000 in the improvement of the building which is to be for an animal hospital. Recommendation of approval of the application was made subject to the above condition.

Ray Y. Copelin
GRANTED- By City Planning Commission
on the 22nd day of August 19 57

Margery Schrouder
DENIED-
GRANTED- By the City Council on the
day of _____ 19 _____

Ray Y. Copelin, Secretary
Newport Beach City Planning Commission

Margery Schrouder, City Clerk
Newport Beach, California

Use Permit # 353

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

No. AMENDMENT TO #353
Application Rec'd by _____
Fee: \$150.00

Department of Community Development
Zoning and Ordinance Administration Division
3300 Newport Boulevard
Phone (714) 673-2110

Applicant (Print) DR. Robert B. NEVIN Phone 870-1074

Mailing Address P. O. Box 5328, FULLERTON, CALIF 92632

Property Owner SAME Phone _____

Mailing Address SAME

Address of Property Involved 209 Fern St. Newport Beach

Purpose of Application (describe fully) TO AMEND UP #353
TO EXCLUDE LOT 7.

Zone C-1 (R-2 approved) Present Use VACANT

Legal Description of Property Involved (if too long, attach separate sheet)
LOT 7, BLK 9 Seashore Colony Tract

OWNER'S AFFIDAVIT

(I) (We) _____ depose
and say that (I am) (we are) the owner(s) of the property(ies) involved in
this application. (I) (We) further certify, under penalty of perjury, that
the foregoing statements and answers herein contained and the information
herewith submitted are in all respects true and correct to the best of (my)
(our) knowledge and belief.

Signature(s) Dr. Robert B. Nevin

NOTE: An agent may sign for the owner if written authorization from the
record owner is filed with the application.

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed _____ Fee Pd. _____ Receipt No. _____

Hearing Date 2/1/73 Publication Date _____

Posting Date 1/18/73 Mail Date 1/18/73

P. C. Action Approved 2/1/73

Date _____ Appeal _____

C. C. Hearing _____ C. C. Action _____

_____ Date _____

Use Permit # 353A

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH
PLANNING DEPARTMENT
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, CA 92658-8915
(714) 644-3200

No. UP 353 Amended
Application Rec'd by DA
Fee: \$ 970.00

- Send additional ^{public} notice to Aram Chahbagian
3 Mercado Laguna Niguel, Ca 92677
- ✓ APPLICANT (Print) National Cat Protection Soc PHONE 310-436-3162
- ✓ MAILING ADDRESS 1525 West 17th St. Long Beach, CA 90813
- ✓ PROPERTY OWNER Same PHONE _____
- ✓ MAILING ADDRESS Same
- ✓ ADDRESS OF PROPERTY INVOLVED 6702 W. Coast Highway
- ✓ PURPOSE OF APPLICATION (describe fully) Amend previously approved
UP permit No 353 to allow additional signage
postings. Modification also needed for new
construction to encroach right with signed 5/100
area. Also setback to replace existing UP sign
- ZONE SP-4 PRESENT USE animal hospital (previous)

LEGAL DESCRIPTION OF PROPERTY INVOLVED (if too long, attach separate sheet):

lots 3, 4, 5 & 6 Block 9, Seaside Colony Tract, located at the
Northwestern corner of West Coast Highway and Fern Street
in Newport Shores

=====

OWNER'S AFFIDAVIT

- ✓ (I) (We) NATIONAL CAT PROTECTION SOC. depose and say that (I am) (we are)
the owner(s) of the property(ies) involved in this application. (I) (We) further certify, under penalty of
perjury, that the foregoing statements and answers herein contained and the information herewith
submitted are in all respects true and correct to the best of (my) (our) knowledge and belief.

Signature(s) Robert P. Cohen, V.P.
Robert A. H. Z. Winer

NOTE: An agent may sign for the owner if written authorization from the record owner is filed with
the application.

=====

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 3/1/94 Fee Pd. 970.00 Receipt No. R 37131

Hearing Date 4/2/94

Posting Date 3/1/94 Mail Date 3/1/94

P.C. Action Approved Date 4/7/94

Appeal _____ C.C. Hearing _____

C.C. Action _____ Date _____

P 37131

COMMISSIONERS

MINUTES

CITY OF NEWPORT BEACH

April 7, 1994

ROLL CALL

INDEX

DI SANO
EDWARDS
GIFFORD
GLOVER
MERRILL
POMEROY
RIDGEWAY

APPLICANTS: Newport Via Lido Associates and 505 Lido Partners, Ltd., Orange and Newport Beach

OWNERS: Same as applicants

James Hewicker, Planning Director, requested that this item be continued to the Planning Commission meeting of April 21, 1994, so as to allow additional time to resolve concerns regarding the off-street parking agreement.

Motion
Ayes
Absent

* Motion was made and voted on to continue Item No. 2 to the April 21, 1994, Planning Commission meeting. MOTION CARRIED.

Use Permit No. 353 (Amended) (Public Hearing)

Item No. 3

Request to amend a previously approved use permit that permitted the establishment of an animal hospital on property located in the commercial area of the Newport Shores Specific Plan Area. The proposed amendment involves a request to change the previous animal hospital use to a cat care and boarding facility and to permit alterations and additions to the existing building in conjunction with the change in use. The proposal also includes a modification to the Zoning Code so as to allow the proposed building addition to encroach 2 feet into the required 5 foot rear yard setback adjacent to residentially classified property.

U: 353 (A)

Approved

LOCATION: Lots 3-6, Block 9, Seashore Colony Tract, located at 6902 West Coast Highway, on the northwesterly corner of Fern Street and West Coast Highway, in the Newport Shores Specific Plan Area.

ZONE: SP-4

DI SANO
EDWARDS
GLOVER
GIERFORD
MERRILL
POMEROY
RIDGWAY

CITY OF NEWPORT BEACH

April 7, 1994

ROLL CALL

INDEX

APPLICANT: National Cat Protection Society, Long Beach

OWNER: Same as applicant

The public hearing was opened in connection with this item, and Mr. Richard Tanzer, Attorney, 3345 Wilshire Boulevard, Los Angeles, appeared before the Planning Commission on behalf of the applicant. Mr. Tanzer requested a clarification of Condition No. 7, Exhibit "A", regarding Coastal Commission approval prior to the issuance of a building permit. James Hewicker, Planning Director, suggested that the applicant contact the Coastal Commission regarding a clarification inasmuch as the Coastal Commission requires the approval and not the City. Mr. Tanzer referred to Condition No. 5, Exhibit "A", and he indicated that the 15 foot radius corner cut-off currently exists.

Commissioner Edwards recommended that "as necessary" be added to aforementioned Condition No. 7. Mr. Tanzer concurred with the modification. Commissioner Edwards and Mr. Tanzer discussed the 2 foot encroachment into the 5 foot rear yard setback adjacent to the residential property.

There being no others desiring to appear and be heard, the public hearing was closed at this time.

Motion
Ayes
Absent

* * * * *
* Motion was made and voted on to approve Use Permit No. 353 (Amended) subject to the findings and conditions in Exhibit "A", and modify Condition No. 7 to state that *the applicant as necessary, shall obtain Coastal Commission approval.* MOTION CARRIED.

Findings:

1. That the proposed application is consistent with the Land Use Element of the General Plan and the Local Coastal Program Land Use Plan, and is compatible with surrounding land uses.

COMMISSIONERS

MINUTES

CITY OF NEWPORT BEACH

April 7, 1994

ROLL CALL

INDEX

2. That adequate parking exists on-site for the proposed development.
3. That the change in the operational characteristics of the subject facility will not have any significant environmental impact.
4. That the additions to the animal hospital will be insulated in such a manner as to restrict animal noises to the interior of the facility.
5. That any noise that might have previously been associated with barking dogs will be eliminated, inasmuch as the proposed change in use is associated solely with the boarding and care of cats, and that such use will be confined to the interior of the building.
6. That the proposed building encroachment into the required rear yard setback will not affect the flow of air and light to the adjoining residential property.
7. That the proposed rear yard setback encroachment is an extension of an existing building which currently maintains a rear yard setback of 3 feet.
8. That the approval of Use Permit No. 353 (Amended) will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed modification to the Zoning Code to allow the proposed building to encroach 2 feet into the required 5 foot rear yard setback is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code.

55

DI SANO
EDWARDS
GIFFORD
GLOVER
MERRILL
POMEROY
RIDGEWAY

CITY OF NEWPORT BEACH

April 7, 1994

ROLL CALL

INDEX

Conditions:

1. That the proposed development shall be in substantial conformance with the approved plot plan, floor plan and elevations, except as noted below.
2. That the expanded animal hospital shall be insulated in such a manner as to restrict animal noises to the interior of the facility.
3. That air conditioning shall be installed and operable at all times. Exterior doors and windows shall be kept closed.
4. That the existing trash enclosure be relocated within the project so as not to interfere with the usage of the parking area.
5. That a 15 foot radius corner cut-off be dedicated to the public at the corner of Fern Street and West Coast Highway in conjunction with the proposed project prior to the issuance of a building permit, unless otherwise approved by the Public Works Department.
6. That a lot line adjustment to combine the subject lots into a single parcel shall be recorded prior to the issuance of a building permit.
7. That the applicant as necessary, shall obtain Coastal Commission approval of this application prior to the issuance of a building permit.
8. That the Planning Commission may add or modify conditions of approval to this use permit, or recommend to the City Council the revocation of this use permit, upon a determination that the operation which is the subject of this use permit causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.

COMMISSIONERS

MINUTES

CITY OF NEWPORT BEACH

April 7, 1994

ROLL CALL

INDEX

9. That this use permit shall expire if not exercised within 24 months from the date of approval as specified in Section 20.80.090A of the Newport Beach Municipal Code.

* * *

Use Permit No. 3523 (Public Hearing)Item No. 4

Request to permit the establishment of a take-out restaurant facility specializing in baked food items, with incidental seating on property located in "Commercial Area 14" of the Harbor View Hills Planned Community, and a request to waive a portion of the required offstreet parking spaces.

UP3523Approved

LOCATION: Lot 1, Tract No. 9014, located at 2670 San Miguel Drive, on the southeasterly corner of San Miguel Drive and Ford Road, in the Newport Hills Commercial Center of the Harbor View Hills Planned Community.

ZONE: P-C

APPLICANT: McFadden's Bake Shoppe, Inc., Newport Beach

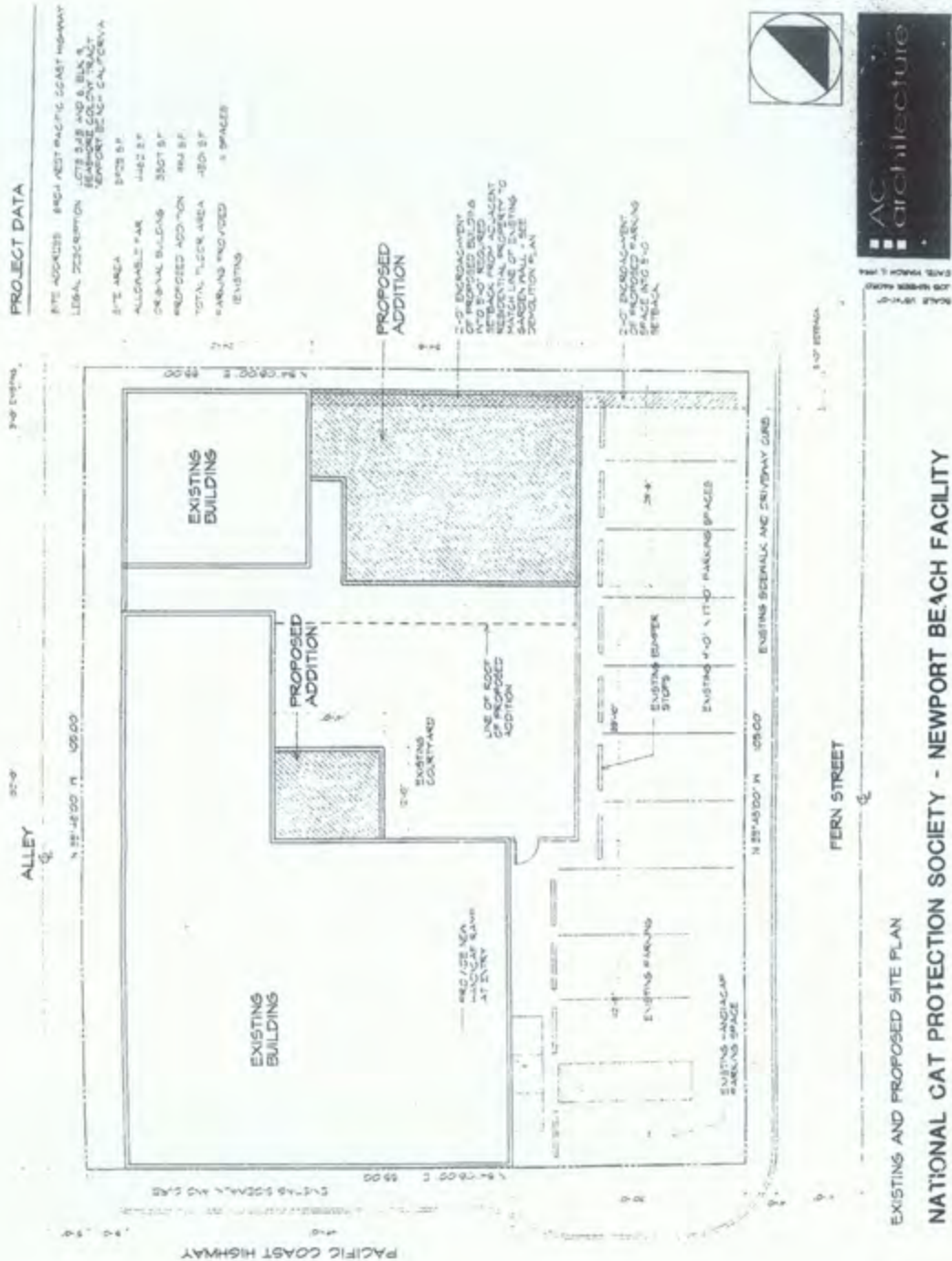
OWNER: The Irvine Company, Newport Beach

The public hearing was opened in connection with this item, and Mr. Earl Gibbs appeared before the Planning Commission on behalf of the applicant. He concurred with the findings and conditions in Exhibit "A".

There being no others desiring to appear and be heard, the public hearing was closed at this time.

Motion
Ayes
Absent

Motion was made and voted on to approve Use Permit No. 3523 subject to the findings and conditions in Exhibit "A". MOTION CARRIED.



page intentionally blank

RELEVANT INFORMATION:

6908-6936 West Coast Highway

FOR PA2010-182

GP2010-002

CA2010-012

LC2010-002

ATTACHMENT No. PC 4

page intentionally blank

12/6/10

Project Description and Justification

Frog House Zoning RT change to MU-V

Conform to 47 years of existing use. Property has been mixed use since the frog house retail started in 1962 and before. Residential home also exists on subject property.

Thank You

TK Brimer
Frog House

PA2010-182 for GP2010-002 CA2010-012 LC2010-002
6908 West Coast Highway
The Frog House

page intentionally blank



6908-6936 West Coast Highway

page intentionally blank



page intentionally blank

CITY CHARTER SECTION 423 ANALYSIS

ATTACHMENT No. PC 5

page intentionally blank

Address	Existing Development	GP	Allowed Density	Allowed Intensity/floor area	Existing Traffic Land Use Description	Existing AM	Existing PM	Proposed GP	Proposed density	Proposed Intensity/Floor Area	Proposed Traffic Land Use Description	Proposed AM	Proposed PM	AM Change	PM Change	Total du changes	Total square footage changes
A. PREVIOUS APPROVAL- GENERAL PLAN AMENDMENT NO. GP2010-001 - STATISTICAL AREA B1																	
6306 W. Coast Highway	1,875-square-foot lot is fully developed with a single-story commercial office building.	RT	1	0	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.44	0.54	CV 0.5	0	937.50	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	2.81	3.75	2.37	3.21	-1	937.50
6308 W. Coast Highway	2,250-square-foot lot is fully developed with a two-story commercial office building.	RT	2	0	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.88	1.08	CV 0.5	0	1,125.00	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	3.38	4.50	2.50	3.42	-2	1,125.00
6310 W. Coast Highway	2,250-square-foot lot is fully developed with a single-story restaurant (Big Belly Deli)	RT	2	0	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.88	1.08	CV 0.5	0	1,125.00	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	3.38	4.50	2.50	3.42	-2	1,125.00
SUBTOTAL STATISTICAL AREA B1-A						2.20	2.70		0	3,187.50		9.56	12.75	7.36	10.05	-5	3,187.50
80% of Proposed Intensity- FAR										2,550.00		7.65	10.2	5.89	8.04	-4	2,550.00
B. GENERAL PLAN AMENDMENT NO. GP2010-013 - STATISTICAL AREA B1																	
6480 W. Coast Highway, APN 045-083-15 (Map ID 1)	4,136-square-foot lot is developed with a 1,800 square foot, single-story commercial building.	RT	2	0.00	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.88	1.08	CV 0.5	0	2,068.00	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	6.20	8.27	5.32	7.19	-2	2,068.00
SUBTOTAL STATISTICAL AREA B1-B						0.88	1.08		0	2,068.00		6.20	8.27	5.32	7.19	-2	2,068.00
C. GENERAL PLAN AMENDMENT NO. GP2011-002 - STATISTICAL AREA B1																	
6904 W. Coast Highway, APN 424-432-07 (Map ID 2)	The National Cat Society, 5,948 square foot lot developed with a 4,401 square foot single-story commercial building.	RT	2	0.00	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.88	1.08	CV 0.5	0	4,474.00	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	13.42	17.90	12.54	16.82	-2	4,474.00
SUBTOTAL STATISTICAL AREA B1-C						0.88	1.08		0	4,474.00		13.42	17.90	12.54	16.82	-2	4,474.00
D. GENERAL PLAN AMENDMENT NO. GP2010-002 - STATISTICAL AREA B1																	
6908 W. Coast Highway, APN 424-432-06 (Map ID 3)	THE FROG HOUSE, 1,835-square-foot lot developed with a single-story commercial building	RT	1	0.00	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.44	0.54	CV 0.5	0	917.50	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	2.75	3.67	2.31	3.13	-1	917.50
6936 W Coast Highway, APN 424-432-10 (Map ID 5)	2,278 square-foot lot developed with a portion of a single-story residence	RT	2	0.00	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.88	1.08	CV 0.5	0	1,139.00	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	3.42	4.56	2.54	3.48	-2	1,139.00
6900 W Coast Highway, APN 424-432-05 (Map ID 4)	2,165 square-foot lot developed with a portion of a single-story residence	RT	2	0.00	#230 - Residential/Condominium Townhouse (0.44AM/0.54PM trips per unit)	0.88	1.08	CV 0.5	0	1,082.50	Commercial blended rate per Council Policy A-18 (3.0 AM & 4.0 PM trips per 1,000sf)	3.25	4.33	2.37	3.25	-2	1,082.50
SUBTOTAL STATISTICAL AREA B1-D						2.20	2.70		0	3,139.00		9.4	12.6	7.22	9.86	-5	3,139.00
TOTAL STATISTICAL AREA B1										12,231.00		36.69	48.92	30.97	41.90	-13	12,231.00